

STATE OF TEXAS § April 18, 2022
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on April 18, 2022.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.
 COUNCIL MEMBERS DOBBS, HOLLAND, MARROQUIN,
 STEVENSON, TEAMANN.

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Mayor David Plyler.

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of March 21, 2022, and the Regular City Council Meeting of April 4, 2022. Deputy Mayor Howeth moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.

MOTION CARRIED.

CITIZEN'S COMMENTS

There were no citizen's comments.

CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

The Council reviewed the Consent Agenda. Council Member Stevenson moved to approve the Consent Agenda, as presented. Second by Council Member Dobbs. All present voted AYE.

CONSENT AGENDA

Double Asterisked (**) items are considered to be routine and will be enacted in one motion, subject to the Staff Review Letter, without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

The Council reviewed the Consent Agenda. Council Member Teamann moved to approve the Consent Agenda, subject to the Staff Review Letter. Second by Council Member Stevenson. All present voted AYE.

Mayor Plyler introduced Ordinance No. 6472 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF

CALL TO ORDER

APPROVE MINUTES

CITIZENS COMMENTS

CONSENT AGENDA

CONSENT AGENDA

ORD 6472
ANNEXATION
FRONTERA
MANUFACTURED
HOME COMMUNITY

SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 113.414 ACRES GENERALLY LOCATED SOUTH OF THE INTERSECTION OF FM 1417 EXT AND E. LAMAR ST. ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

(FM 1417 & EAST
LAMAR ST)

Rob Rae, Director of Development Services, said this annexation is considering property just east of the City limits. The applicants were ready to make a presentation about their development.

Luke Motley, IV, 111 S. Travis

Mr. Motley said he represented First Step Homes, which is an affordable housing project. He said the project is unique in that it bridges the gap, between apartment living and traditional home ownership. The development will have over 400 homes.

He said one of the differences with this development is that the owners stay there. They have a community pool, a community clubhouse, and they require certain standards as to how things are kept.

Nicholas Kehl, 4501 Ari Court, Austin

Mr. Kehl appeared representing Bowman Consulting, and presented a video of the projects they plan. Their goal is to move people from rental to home ownership and give them pride in their neighborhood.

First Step Homes has 30 years' experience. The Frontera Development will sit on 113 acres and have over 405 homes. It will be a gated community, with amenities.

He said the project was originally presented to the Planning and Zoning Commission in October 2021, and they received approval.

No other citizens appeared before the City Council to discuss Ordinance No. 6472.

Mayor Plyler introduced Ordinance No. 6473 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE M-H (MANUFACTURED HOUSING) DISTRICT, LOCATED AT 2708 EAST LAMAR STREET, BEING TRACT 1; 55.272 ACRES IN THE A.

ORD 6473
ZONE CHANGE
FOR MANUFACTURED
HOUSING
(2708 E. LAMAR ST)

BURLESON SURVEY, ABSTRACT NO. 61 AND TRACT 2: 57.070 ACRES IN THE A. BURLESON SURVEY, ABSTRACT NO. 61 (VENTURA VERDE, LLC, OWNER; MARLEY PHILLIPS, APPLICANT; BOWMAN, CONSULTING FIRM; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR, AND NBS DRAFTING AND DESIGN, DRAFTSMAN); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr Rae said this item is for the recommended zone change, from R-A (Residential – Agricultural) to M-H (Manufactured Housing). The property is currently not in the City limits, so the zone change is contingent on approval of the annexation.

The developer is proposing to plat the property into one lot. Streets and utilities would be within the development, and would be private. Even without annexation, the property currently has access to the City sewer system.

The Planning and Zoning Commission recommended approval of the zone change, contingent on approval of the annexation.

No citizens appeared before the City Council to discuss Ordinance No. 6473.

Mayor Plyler introduced Ordinance No. 6474 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED AT 4600 AND 4608 WEST HOUSTON, BEING 5.003 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING ALL OF LOT 3C, BLOCK ONE OF THE REPLAT OF LOT 3, BLOCK ONE OF SEASONS WEST ADDITION, AND ALL OF LOT 5, BLOCK ONE, OF THE AMENDED PLAT OF SEASONS WEST ADDITION (WESTAR INVESTMENTS, LLC, OWNER; HENRY MARROQUIN, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6474
ZONE CHANGE
FOR CONTRACTOR'S
OFFICES
(4600 & 4608 W.
HOUSTON ST)

Mr. Rae said this item is for a zone change from C-1 (Retail Business) to C-2 (General Commercial), so the property owner can construct contractor offices. There will be minor changes to the existing building, which are currently warehouses and offices.

The Planning and Zoning Commission recommended approval of the zone change.

Ron Westervelt, 2410 N. Loy Lake Road

Mr. Westervelt appeared to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6474.

Mayor Plyler introduced Ordinance No. 6475 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A RECREATIONAL VEHICLE RESORT (TRAVEL TRAILER PARK) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT IN THE 2500-2700 BLOCKS EAST HIGHWAY 82, BEING 19.172 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 (BR ESTATES AT HWY 82, LLC, OWNER; MCF INVESTMENTS, LLC, PROSPECTIVE BUYER; AND COPLEY LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6475
ZONE CHANGE
FOR TRAVEL
TRAILER PARK
(2500-2700 BLOCKS
E. HWY 82)

Mr. Rae said this item would allow a travel trailer park in the 2500 to 2700 blocks of East Highway 82. The request is for a short-term travel trailer park, and the City's ordinance allows for up to 90 days for people to park their travel trailer or RV.

The Planning and Zoning Commission recommended approval of the zone change. Since that time the City Council has updated the Specific Use Permit with some additional conditions. Two conditions are that the SUP be tied to the applicant, and tied to the proposed Site Plan. These conditions have been included in the proposed ordinance.

Matt Moore, 301 S. Coleman, Propser

Mr. Moore was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6475.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6472

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 113.414 ACRES GENERALLY LOCATED SOUTH OF THE INTERSECTION OF FM 1417 EXT AND E. LAMAR ST. ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE,

ORD 6472
ANNEXATION
FRONTERA
MANUFACTURED
HOME COMMUNITY
(FM 1417 & EAST
LAMAR ST)

SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Council Member Dobbs asked if there would be a screen or wall around the facility or just fronting on Hwy 56.

Marley Phillips, 3705 Lakeview Parkway, Rowlett

Mr. Phillips appeared representing First Step Homes. He said in that zone they are required to have screening all around the property, and they plan to install a 6' privacy fence around the boundary of the property.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6472, as presented. Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6473

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE M-H (MANUFACTURED HOUSING) DISTRICT, LOCATED AT 2708 EAST LAMAR STREET, BEING TRACT 1; 55.272 ACRES IN THE A. BURLESON SURVEY, ABSTRACT NO. 61 AND TRACT 2: 57.070 ACRES IN THE A. BURLESON SURVEY, ABSTRACT NO. 61 (VENTURA VERDE, LLC, OWNER; MARLEY PHILLIPS, APPLICANT; BOWMAN, CONSULTING FIRM; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR, AND NBS DRAFTING AND DESIGN, DRAFTSMAN); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6473
ZONE CHANGE
FOR MANUFACTURED
HOUSING
(2708 E. LAMAR ST)

Council Member Stevenson asked if the premanufactured homes were held to a higher standard, for things such as wind shear. Mr. Rae said they will be required to be built to code, and they will be inspected, just like any other home. They also receive the manufacturer's specifications, which help with the inspections.

Council Member Teamann said the sewer for the development is served by the City, but asked who serves the water.

Wayne Lee, Director of Engineering, said there is a City of Sherman water line along the western boundary of the property. The property is actually in the Pink Hill Water District. The owner has talked with Pink Hill and Pink Hill and Sherman have talked. They are willing to give that up and let Sherman serve the property.

Council Member Teamann confirmed that the City has capacity in the well system to handle the additional usage.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6473, as presented. Second by Deputy Mayor Howeth.

COUNCIL MINUTES – APRIL 18, 2022

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

Ordinance 6474

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED AT 4600 AND 4608 WEST HOUSTON, BEING 5.003 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING ALL OF LOT 3C, BLOCK ONE OF THE REPLAT OF LOT 3, BLOCK ONE OF SEASONS WEST ADDITION, AND ALL OF LOT 5, BLOCK ONE, OF THE AMENDED PLAT OF SEASONS WEST ADDITION (WESTAR INVESTMENTS, LLC, OWNER; HENRY MARROQUIN, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6474
ZONE CHANGE
FOR CONTRACTOR'S
OFFICES
(4600 & 4608 W.
HOUSTON ST)

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6474, as presented. Second by Council Member Dobbs.
VOTING AYE: Dobbs, Holland, Howeth, Stevenson, Teamann.
VOTING NAY: None.
ABSTAIN: Marroquin.
MOTION CARRIED.

Ordinance 6475

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A RECREATIONAL VEHICLE RESORT (TRAVEL TRAILER PARK) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT IN THE 2500-2700 BLOCKS EAST HIGHWAY 82, BEING 19.172 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 (BR ESTATES AT HWY 82, LLC, OWNER; MCF INVESTMENTS, LLC, PROSPECTIVE BUYER; AND COPLEY LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6475
ZONE CHANGE
FOR TRAVEL
TRAILER PARK
(2500-2700 BLOCKS
E. HWY 82)

Council Member Stevenson confirmed that the current ordinance allows travel trailer parking for up to 90 days per trailer, and he asked if this would allow longer temporary parking.

Council Member Teamann asked if they generated Hotel/Motel Tax, like an Airbnb does. Mr. Hefton said he didn't think they generated Hotel/Motel Tax.

Council Member Dobbs asked if the Council would see a landscape plan.

COUNCIL MINUTES – APRIL 18, 2022

Mr. Moore said they would maintain as much existing landscaping as they can, but will meet the City requirement for trees, and other things.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6475, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6872 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HALFF ASSOCIATES, INC. FOR RIGHT-OF-WAY ACQUISITION ASSISTANCE

RES 6872
R-O-W ACQUISITION
ASSISTANCE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HALFF ASSOCIATES, INC. FOR RIGHT-OF-WAY ACQUISITION ASSISTANCE.

Mr. Lee said the Texas Department of Transportation is currently designing construction plans for FM 1417, from Houston Street to West Travis Street, by Sherman High School. They plan on widening the street to a four-lane divided, with an extra wide median, which could handle another two lanes, added in the future.

Approximately 33 right-of-way parcels would be needed for these improvements. There are about 13 parcels owned by property owners that the City is familiar with, and will probably work with the City. There are more than 20 other parcels that maybe more challenging to obtain.

Due to staff time and resources, the City is recommending that Halff Associates be hired to assist in obtaining these rights-of-way.

According to TxDOT, they anticipate having the plans completed by March or April of 2023, at which time the utility companies can start relocating their services. The rights-of-way would also need to be acquired by that time.

The proposed contract with Halff Associates is \$164,540, and will be funded by 2017 and 2021 General Improvement Funds. Additional funding will be needed to acquire the rights-of-way from the property owners.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6872, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Mayor Plyler asked to have the captions of Resolution Nos. 6873 and 6874 read together.

RES 6873
TIRZ #8

RESOLUTION NO. 6873 – FINDING AND DETERMINING THE QUALIFICATIONS FOR A TAX INCREMENT REINVESTMENT ZONE; INITIATING THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE #8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, FINDING AND DETERMINING THE QUALIFICATIONS FOR A TAX INCREMENT REINVESTMENT ZONE; INITIATING THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE #8.

RESOLUTION NO. 6874 – FINDING AND DETERMINING THE QUALIFICATIONS FOR A TAX INCREMENT REINVESTMENT ZONE; INITIATING THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE #9

RES 6874
TIRZ #9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, FINDING AND DETERMINING THE QUALIFICATIONS FOR A TAX INCREMENT REINVESTMENT ZONE; INITIATING THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE #9.

Mary Lawrence, Director of Finance, said these resolutions are the first step in the creation of the Tax Increment Reinvest Zones, one for commercial, and one for residential, for the Heritage Ranch Development.

The zones are located in the northeast corner of FM 1417 and Hwy 82, bordered on the east by Travis Street. Zone #8 is the residential portion, on the east side of Plainview Road. Zone #9 is the commercial part on the west side of Plainview Road.

She said the Preliminary Financing Plan, for both zones, calls for the City to contribute 50% of its Maintenance and Operations Rate, to the zone to reimburse the developer for public infrastructure.

They also expect Grayson County to participate at 50% of their tax rate, allocated to their General Fund. The Preliminary Financing Plan follows the same terms that the Council has already approved in the Master Development Agreement.

These resolutions begin the process to create the zones. There will be three more actions at the May 2, 2022 Council Meeting. The first will be to approve the creation ordinance and approve the Preliminary Financing Plan. The second will be the approval of the Interlocal Agreement with Grayson County, allowing them to allocate their part of the tax rate. The final action will be for the Council to appoint the Board of Directors for the zones.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution Nos. 6873 and 6874, as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson.
VOTING NAY: None.
ABSTAIN: Teamann.
MOTION CARRIED.

RESOLUTION NO. 6875 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH FERGUSON ENTERPRISES, LLC FOR THE ANNUAL SUPPLY OF WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH FERGUSON ENTERPRISES, LLC FOR THE ANNUAL SUPPLY OF WATER AND SEWER MAINTENANCE PARTS AND SUPPLIES.

CONSENT AGENDA.

RES 6875
ANNUAL SUPPLY
WATER & SEWER
MAINTENANCE PARTS

RESOLUTION NO. 6876 – AUTHORIZING THE PURCHASE OF A NEW JOHN DEERE TRACTOR FROM UNITED AG & TURF FOR THE STREET MAINTENANCE DEPARTMENT THROUGH SOURCEWELL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW JOHN DEERE TRACTOR FROM UNITED AG & TURF FOR THE STREET MAINTENANCE DEPARTMENT THROUGH SOURCEWELL.

CONSENT AGENDA.

RES 6876
STREET MAINT
EQUIPMENT

RESOLUTION NO. 6877 – AUTHORIZING THE PURCHASE OF A NEW PETERSEN TL3 LOADER FROM FREIGHTLINER OF AUSTIN FOR THE SOLID WASTE DEPARTMENT THROUGH TIPS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW PETERSON TL3 LOADER FROM FREIGHTLINER OF AUSTIN FOR THE SOLID WASTE DEPARTMENT THROUGH TIPS.

CONSENT AGENDA.

RES 6877
SOLID WASTE
DEPT EQUIPMENT

OTHER BUSINESS

REPLAT APPROVAL SEASONS WEST ADDITION, PHASE FOUR, BEING A REPLAT OF LOT 5, BLOCK ONE, AMENDED PLAT OF SEASONS WEST ADDITION, PHASE ONE AND LOT 3C, BLOCK ONE, REPLAT OF LOT 3, BLOCK ONE OF SEASONS WEST ADDITION, BEING 5.003 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING ALL OF LOT 3C, BLOCK ONE OF THE REPLAT OF LOT 3, BLOCK ONE OF SEASONS WEST ADDITION, AND ALL OF LOT 5, BLOCK ONE, OF THE AMENDED PLAT OF SEASONS WEST ADDITION; WESTAR INVESTMENTS, LLC, OWNER; HENRY MARROQUIN, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (4600 AND 4608 WEST HOUSTON STREET)

Mr. Rae said this Replat conforms to all City requirements and the staff has no issues with the request. The Planning and Zoning Commission voted to approve the Replat, subject to the Staff Review Letter.

APPROVE REPLAT
SEASONS WEST
ADDITION, PHASE 4
(4600 & 4608 W.
HOUSTON ST)

ACTION TAKEN.

Motion by Council Member Dobbs to approve the Replat of Seasons West Addition, Phase Four, as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Stevenson, Teamann.

VOTING NAY: None.

ABSTAIN: Marroquin.

MOTION CARRIED.

RECEIVE AN UPDATE ON THE WASTEWATER TREATMENT PLANT CONDITION ASSESSMENT RESULTS

WWTP CONDITION
ASSESSMENT

Tom Pruitt, Utility Engineer, said Plummer and Associates was hired in April 2021, to perform a Condition Assessment on the City's Wastewater Treatment Plant. The assessment is now complete, and they are prepared to make recommendations for rehabilitation and replacement costs, critical infrastructure, and future equipment needed.

Sara Kerr, 1320 S. University Drive, Suite 300, Fort Worth

Ms. Kerr is an Engineer with Plummer and Associates, and is the Project Manager for the project. She discussed technology changes and plant priorities.

The City's priorities before the assessment included the primary clarifier #3, digesters, lagoon line, electrical power system, trickling filters, the EQ basin blower building, and the bar screens.

Plummer's priorities after the assessment included the outfall, sludge dewatering building, electrical power system, primary clarifier #3, EQ basin and blower building, and the grit building-NPFA. She discussed the specifics of the priorities and their conditions, and recommendations for their rehabilitation.

She presented a list of "immediate", "near term", and "long term" projects that need to be addressed. Immediate issues are estimated to cost \$19,533,600; near term issues are estimated to cost \$19,377,000; and long term issues are estimated at \$192,263,000. The total estimated cost is \$231,173,600.

There were also some priorities needed for the Texas Instruments expansion. Items for the TI expansion were estimated to be \$208,240,000.

Mayor Plyler asked if primary clarifier #3 needed more or less "attention" than the other clarifiers. He asked if it was following generally "acceptable wear and tear" on the clarifier. Mr. Pruitt explained that, normally clarifier #3 isn't used until #1 or #2 is out of service, and it's needed. However, when the flows increase because of TI, that clarifier will be needed.

Mayor Plyler asked about removal of the trickling filters. Ms. Kerr said the trickling filters have not been used in some time. Mayor Plyler verified that they could be removed and the space reused for something else. The trickling filters are old technology.

Mr. Hefton said the City will have to decide what the future path is for wastewater treatment, especially with TI and other industry's future usage. He said if the trickling filters are removed, there would be some space available to add more current, efficient technology. Or is a separate plant needed just to treat industrial waste. He said the Utility Master Plan will help decide some of those issues.

Council Member Teamann asked about the trickling filters. Ms. Kerr said that was an older technology that was used when air needed to be put back into the system. That's no longer needed.

Deputy Mayor Howeth confirmed that the Wastewater Treatment Plant was originally constructed in the early 1950's, and has been added onto. She said, it's working, but moving forward the Council needs to decide how the sewer will be treated for all the new businesses and homes coming to Sherman, and especially the industrial customers.

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION PRESIDENT KENT SHARP

SEDCO QUARTERLY REPORT

Kent Sharp, President of Sherman Economic Development Corporation, presented their quarterly progress report. He said their mission remains the same, to grow and diversify the economy of Sherman and the surrounding area through the addition of new jobs and investment of primary employers.

He listed accomplishments this quarter, such as, a Letter of Intent for Project Wrap in Progress Park VI; authorized a reimbursement to the City for a contract with Pacheco Koch Consulting Engineers for professional services to extend Flanary Road, from Progress Drive to Shepherd Road; and being recognized by Governor Greg Abbott for receiving the 2021 Technology Impact Award.

He also outlined activities they attended such as trade shows, and forums and events they sponsor locally, such as the Plant Manager and Safety Leader Forum, the Leadership Breakfast, the launch of a new website, and the RISE Challenge Awards Ceremony.

SEDCO is currently working 10 active projects, with an estimated \$6.5 billion, with approximately 4,695 new jobs, and 200 retained jobs.

They are working with the media on a new video and concentrating on social media results. They are using social media, mainly to attract workforce, instead of companies.

APPROVE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED MARCH 31, 2022

QUARTERLY INVESTMENT REPORT

The City Council approved the City's Quarterly Investment Report for the quarter ended March 31, 2022. As of that date, the portfolios were in compliance with applicable State laws and the Investment Policy.

The operating investment portfolio had a book value of about \$23.2 million, an increase of about \$3 million from the prior quarter of \$20.2 million. The increase was due to purchases of \$3 million in U.S. Agencies and \$0.5 million in Texas political subdivision securities.

The underlying investments were adequately diversified among six different types of securities. This portfolio is appropriately liquid, and its weighted-average maturity was about 467 days, an increase from 400 days at the end of last quarter. The portfolio yield of 0.57% is below the benchmark yield of 1.63%. Market value approximates book value.

The debt proceeds portfolio balance of \$35.4 million was invested in Local Government Investment Pools, an FDIC insured investment account, and U.S. Agency securities. Transactions in this portfolio consist of payments for capital projects and the receipt of interest income. The yield of 0.13% was above the benchmark yield of 0.17%. Market value approximates book value.
CONSENT AGENDA.

CONSIDER REQUEST OF THE SHERMAN ISD POLICE DEPARTMENT TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE SHATTERED DREAMS EVENT ON FRIDAY, APRIL 29, 2022

The City Council approved the request of the Sherman Independent School District Police Department, to temporarily close certain streets for the Shattered Dreams event on April 29, 2022.

CLOSE STREETS
FOR SHATTERED
DREAMS EVENT
(APRIL 29, 2022)

The Student Council will be hosting the two-day, school-based program that promotes responsible decision-making among high school students. A staged head-on-collision will be used as part of this event.

They are requesting to close Moore Street, from Park Street to Travis Street, from 8:30 a.m. until 12:00 p.m. Barricade placement and removal will be provided by the City's Street Department.
CONSENT AGENDA.

REPLAT APPROVAL OF LOTS 1 THRU 4, BLOCK 1, OF LAS CASITAS ADDITION, BEING 0.826 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOTS 1 THRU 4, BLOCK 1, LAS CASITAS ADDITION; ROBERTO MERAZ, OWNER; LISSETH LARA, REPRESENTATIVE AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (600 BLOCK NORTH FRISCO ROAD)

The City Council approved the Replat of Las Casitas Addition, a 0.826 acre tract, located in the 600 block of North Frisco Road. The property is zoned an R-1 (One-Family Residential) District, and the owner would like to replat the property into five lots to build single-family homes.

APPROVE REPLAT
LAS CASITAS
ADDITION
(600 BLOCK OF
N. FRISCO RD)

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF TUCK STREET SECOND ADDITION, BEING A REPLAT OF PART OF LOTS 1, 2, AND 3, BLOCK 4 MILDRED HEIGHTS ADDITION AND BEING 0.321 ACRES AND BEING PART OF LOTS 1, 2 AND 3, BLOCK 4, MILDRED HEIGHTS ADDITION; EVOLUTION REALTY LLC, OWNER; JACOB CRAFT, REPRESENTATIVE; SIAS DRAFTING & DESIGN, DRAFTING AND DESIGN; AND COPLEY LAND SURVEYING, SURVEYOR (1321 AND 1327 EAST TUCK STREET)

APPROVE REPLAT
TUCK STREET
SECOND ADDITION
(1321 & 1327 E.
TUCK ST)

The City Council approved the Replat of Tuck Street, Second Addition, a 0.321 acre tract, located at 1321 and 1327 East Tuck Street. The property is zoned an R-1 (One-Family Residential) District, and the owner would like to replat the property into two 50' lots for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF THE DIXON ADDITION IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION (ETJ), BEING 11.445 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61; KAREN AND BILLY DIXON, OWNERS; AND COPLEY LAND SURVEYING, SURVEYOR (371 MITCHELL ROAD)

APPROVE FINAL PLAT
DIXON ADDITION
IN THE ETJ
(371 MITCHELL RD)

The City Council approved the Final Plat of the Dixon Addition, an 11.445 acre tract located at 371 Mitchell Road, in the City's Extraterritorial Jurisdiction. The owner would like to plat the property into two lots.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF THE RHODES ADDITION IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION (ETJ), BEING 10.048 ACRES AND BEING PART OF THE WILLIAM WATKINS SURVEY, ABSTRACT NO. 1325, AND BEING ALL OF 5.00-ACRE TRACT 34 AND A 5.00 ACRE TRACT 34; TOMMIE AND TAMMY RHODES, OWNERS; AND COPLEY LAND SURVEYING, SURVEYOR (415 VALLEY RANCH ROAD)

APPROVE FINAL PLAT
RHODES ADDITION
IN THE ETJ
(415 VALLEY RANCH
RD)

The City Council approved the Final Plat of the Rhodes Addition, a 5 acre tract, located at 415 Valley Ranch Road, in the City's Extraterritorial Jurisdiction. The owner would like to plat the property into two lots.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF LOTS 4 & 5, BLOCK 1, R.E. SHANNON SECOND ADDITION, BEING 0.624 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING ALL OF LOTS 4 AND 5, BLOCK 1, OF R.E. SHANNON SECOND ADDITION; ROBERT AND KELLIE LaPRELLE, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (403 WEST BELDEN STREET)

APPROVE REPLAT
SHANNON SECOND
ADDITON
(403 W. BELDEN ST)

The City Council approved the Replat of the R.E. Shannon Second Addition, a 0.624 acre tract, located at 403 West Belden Street. The

owner is requesting a 2' side yard setback and a 5' setback from the main structure for an existing non-conforming building.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF BROGAN'S ADDITION, BEING A REPLAT OF LOTS 7 AND 8, AND THE NORTH ONE-HALF OF LOT 9, BLOCK 33 OF THE REPLAT OF COLLEGE PARK ADDITION, BEING 0.454 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT 963, ALSO BEING ALL OF LOTS 7 AND 8, AND THE NORTH ONE-HALF OF LOT 9, BLOCK 33, OF THE REPLAT OF COLLEGE PARK ADDITION; BROGAN H. VICKREY, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (214 NORTH HARRISON AVENUE)
The City Council approved the Replat of Brogan's Addition, a 0.454 acre tract, located at 214 North Harrison Avenue. The owner would like to replat the property into two lots.

APPROVE REPLAT
BROGAN'S ADDITION
(214 N. HARRISON
AVE)

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF ALVARADO-VELA ADDITION, BEING 0.859 ACRES IN THE ROBERT THOMPSON SURVEY, ABSTRACT 1200; RICCI ALVARADO, OWNER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (2400 SOUTH FIRST STREET)
The City Council approved the Final Plat of Alvarado-Vela Addition, a 0.859 acre tract located at 2400 South First Street. The property is zoned R-1 (One Family Residential) District, and the owner would like to plat he property into two lots for residential development.

APPROVE FINAL PLAT
ALVARADO-VELA
ADDITION
(2400 S. FIRST ST)

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF LOT 51 AND THE NORTH 30' OF BELMONT ADDITION, BEING 0.241 ACRES IN THE CHARLES CARTER SURVEY, ABSTRACT 229, ALSO BEING ALL OF LOT 51 AND THE NORTH 30' OF BELMONT ADDITION; JOSE ANTONIO MENJIVAR, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (511 NORTH BURDETTE AVENUE)
The City Council approved the Replat of Belmont Addition, a 0.241 acre tract, located at 511 North Burdette Avenue. The property is zoned R-1 (One Family Residential) District, and the owner would like to replat all of one lot and part of another into one property for residential development.

APPROVE REPLAT
BELMONT ADDITION
(511 N. BURDETTE
AVE)

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL FOR NGUYEN'S ADDITION, A REPLAT OF PART OF LOT 4, BLOCK 1 OF DR. J.H. CARRAWAY SUBDIVISION, BEING 0.54 ACRES, AND BEING PART OF LOT 4, BLOCK 1 OF THE DR. J.H. CARRAWAY SUBDIVISION; AMERISTATE BANK, OWNER;

APPROVE REPLAT
NGUYEN'S ADDITION
(702 E. LAMBERTH RD)

RON WESTERVELT, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (702 EAST LAMBERTH ROAD)

The City Council approved the Replat of Nguyen's Addition, a 0.54 acre tract, located at 702 East Lamberth Road. The property is zoned C-1 (Retail Business) District, and the owner would like to plat the property into one lot for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.

CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

COUNCIL COMMENTS

There were no Council comments.

COUNCIL COMMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Applications for Program Year 2022 Community Development Block Grant Project are due by April 29, 2022. There are two forms to be completed – CDBG Application for Funding and Organization Information CDBG PY22 Application. Both forms are on the City's website.
- The Annual Texoma Earth Day Festival will be held on April 23, 2022, in Kidd-Key Park. There will be lots of vendors and activities for the family.
- Parks and Recreation will hold their Touch a Truck event on April 30, 2022, at 10:00 a.m.
- The Sherman Symphony Orchestra's final concert of the season will be held on April 30, 2022, at 7:30 p.m., in Kidd-Key Auditorium.

ANNOUNCEMENTS

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

EXECUTIVE SESSION

TEX. GOV'T CODE § 551.071 --

SEEKING THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

TEX. GOV'T CODE § 551.072 --

DELIBERATING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.073 --

DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --

DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A PUBLIC HEARING

TEX. GOV'T CODE § 551.076 --

DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT

TEX. GOV'T CODE § 551.087 --

DISCUSSING OR DELIBERATING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY OR EXPAND IN OR NEAR THE CITY AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR DELIBERATING THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT

- (a) Shepherd's Place
- (b) Project Boston
- (c) Sherman Hospital Project

TEX. GOV'T CODE § 551.089 --

DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:57 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:25 p.m. and reconvened in Open Meeting.

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

OPEN MEETING

COUNCIL MINUTES – APRIL 18, 2022

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:27.

ADJOURNMENT



MAYOR



CITY CLERK